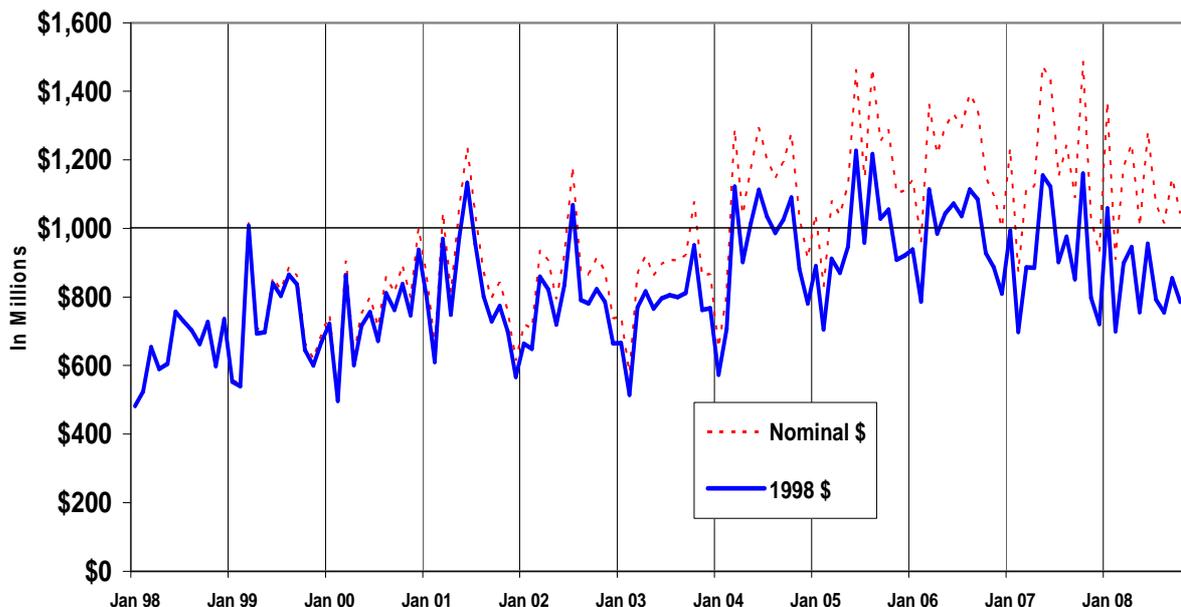


OCTOBER 2008 HIGHLIGHTS

- Authorized construction was \$1.044 billion in October. Residential work amounted to \$481.8 million, 46.1 percent of all activity. Office, retail, and other nonresidential construction accounted for \$562.6 million, 59.9 percent. The number of municipalities reporting was 553.
- New house construction was only \$207.8 million, or 20 cents of every dollar authorized by permits in October. Housing renovations accounted for 26.2 percent. New nonresidential work comprised 24.6 percent, and tenant fit-ups and commercial renovations comprised the remaining 29.3 percent.

**Estimated Cost of Construction
Authorized by Building Permits**



- Four cities had the most work in October. The City of Camden in Camden County topped all with \$39.6 million. The City of Newark in Essex County ranked second with \$35.3 million. Atlantic City in Atlantic County had \$33.2 million and Jersey City in Hudson County reported \$32.9 million.
- The big development in Camden was a new auditorium for Campbell Soup Company. The 98,000-square-foot facility will be used for employee services and has an estimated construction cost of \$36 million.

- Newark had several large commercial developments. The largest was \$10.9 million for a new day-care and parking facility.
- Permit updates to Revel Entertainment for a new casino, hotel, and parking complex accounted for most of the work in Atlantic City. Of the \$33.2 million reported in October, \$26 million was for this complex.

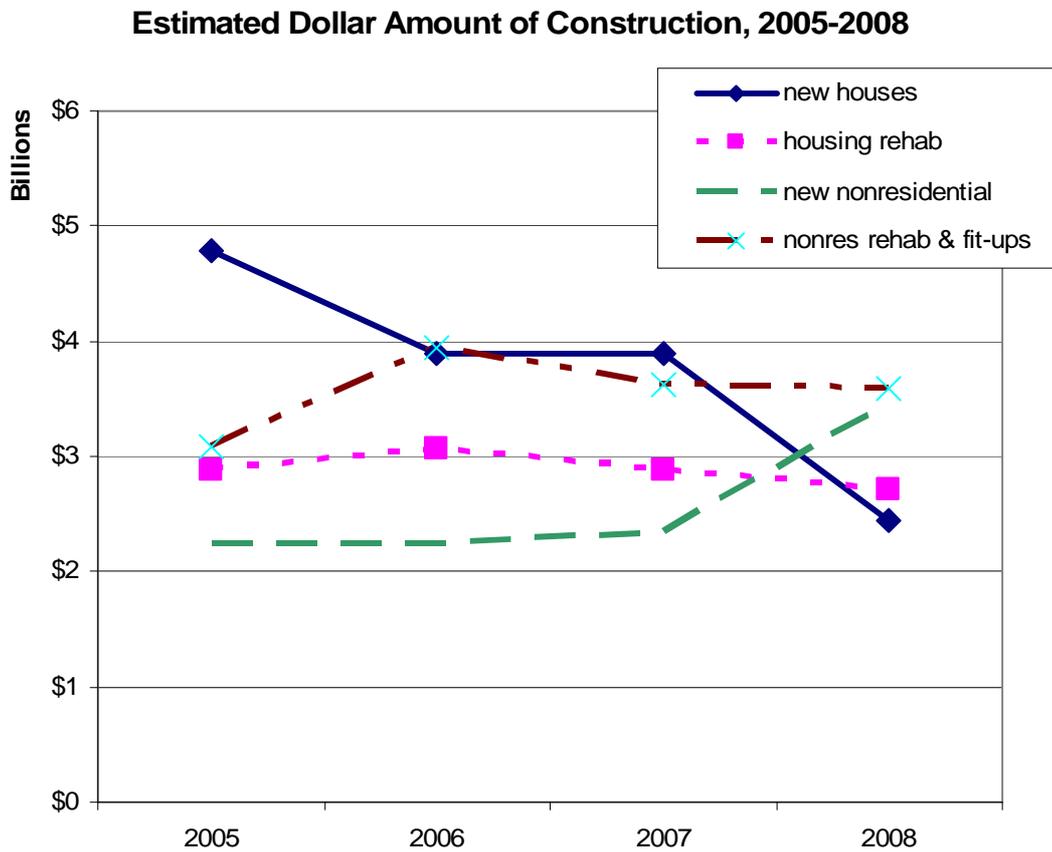
Year to Date

- New retail construction is up, but all of the other major indicators are down between January and October 2008, compared to the same ten months in 2007. The estimated cost of construction authorized by permits these past ten months totaled \$12.2 billion. This was \$571.1 million less than this time last year, a decline of 4.5 percent. New home construction declined the most -- by 37.4 percent -- compared to the first ten months of 2007. New commercial construction, however, increased by more than 47 percent. The number of new houses authorized by permits between January and October 2008 was only 14,260 units. This is 7,700 less than the same ten-month period for 2007, a decline of 35.2 percent. Compared to the same ten months in 2006, there are 12,421 fewer authorized dwellings, a decline of nearly 47 percent.

Major Construction Indicators, New Jersey: Ten-Month Comparison				
Period	Estimated Cost of Construction	Authorized Housing Units	Authorized Office Space (square feet)	Authorized Retail Space (square feet)
January – October 2008	\$12,177,829,064	14,260	6,884,966	5,144,205
January – October 2007	\$12,748,923,589	22,004	7,397,004	3,711,951
January – October 2006	\$13,144,183,527	26,681	9,574,824	4,595,944
January – October 2005	\$12,985,138,148	33,712	10,027,755	5,379,544
January – October 2004	\$11,459,646,185	32,344	9,713,290	4,492,364
<i>Difference Between 2007 and 2008</i>				
2007 – 2008	-\$571,094,525	-7,744	-512,038	1,432,254
Percent Change	-4.5%	-35.2%	-6.9%	38.6%
<i>Difference Between 2006 and 2008</i>				
2006 – 2008	-\$966,354,463	-12,421	-2,689,858	548,261
Percent Change	-7.4%	-46.6%	-28.1%	11.9%
<i>Difference Between 2005 and 2008</i>				
2005 – 2008	-\$807,309,084	-19,452	-3,142,789	-235,339
Percent Change	-6.2%	-57.7%	-31.3%	-4.4%
Source: N.J. Department of Community Affairs, 12/8/08				

- Office construction is down by 2.7 million square feet, or 28.1 percent.

- Top municipalities between January and October 2008 are Atlantic City, Voorhees Township in Camden County, Jersey City, and Piscataway Township in Middlesex County.



- Atlantic City has \$526.3 million of work in 2008 thus far. The new hotel, casino, and parking complex underway for Revel Entertainment accounts for much of this activity.
- Voorhees had \$347.2 million of work through October. A new state-of-the-art hospital for the Virtua Health network makes up \$300 million of this total.
- Jersey City had \$326.5 million for the first ten months of 2008 spread among a mix of residential and commercial developments. The City had 1,387 authorized dwellings between January and October 2008, more than any other locality.
- Princeton Township in Mercer County had \$326.5 million of work through October. A new office building for the chemistry department at Princeton University accounted for \$250 million.

- Piscataway had \$306.8 million through October. Most of this work was for a data storage warehouse with an estimated construction cost of \$254 million.

